

**AFFORDABLE HOUSING
NOTICE OF FUNDING AVAILABILITY (NOFA)
EXECUTIVE LOAN COMMITTEE**

**Minutes of Thursday, January 27, 2005 Meeting
3:00 p.m.**

**600 B Street, 4th Floor
Large Conference Room
San Diego, California 92101**

Members present: Chair Hank Cunningham, Kurt Chilcott (by phone) and Sal Salas.

1. **Public Comment**

None.

2. **Approval of Minutes**

Deferred to next meeting.

3. **City Heights Square Senior Housing Project (RA)**

Redevelopment Division Project Manager Bob Kennedy presented the staff report for this 150-unit very low income senior housing project in City Heights. Developers Chelsea Service Corporation and San Diego Revitalization Corporation and financial analyst Paul Marra of Keyser Marston also participated. The five-story project with underground parking would provide support services, meeting places, meals and Universal Design features. It is supported by the community and, though it can stand alone, it would join a larger redevelopment undertaking to cover an entire block.

Staff recommended an Agency subsidy of \$5.6 million, providing the developer obtains 9% tax credits and applies for three rounds of AHP funding, which would reduce the Agency funding, dollar for dollar. The Agency would acquire the land and hold it until all other funding is in place. The units would be restricted in perpetuity with residents being referred from downtown as well as from the City Heights community.

The Committee discussed the developer's request for a higher developer fee than that allowed under the current NOFA rental parameters adopted in 2003 and noted that the Collaborative Review Team had scheduled a special meeting to discuss that issue on February 2, 2005. The ELC then moved to approve the City Heights Square Senior Housing Project under the current NOFA parameters, which allow a maximum \$1.4 million developer fee, with the understanding that if the Collaborative Review Team decides to increase the amount allowed under the parameters or to grant this project a higher fee as an exception, the ELC would automatically concur. There would be no need for the project to return to the ELC. (Salas/Chilcott, 3-0).

4. **General Discussion**

Centre City Development Corporation (CCDC) representative to the ELC, Jennifer LeSar, has requested that the CCDC Board replace her with another Board member because she is unable to vote on projects located in Council District 3. The other members will also look into alternates for themselves in case of a conflict.

Chair Cunningham discussed the upcoming Chamber of Commerce presentation to be made at the February 2, 2005, Land Use and Housing Committee. The Chamber will recommend several affordable housing initiatives, including a NOFA II issuance. Staff then updated the Committee on the Project Matrix.

5. **Meeting adjourned at 4:02 p.m.**